



Crestmoor (Glenview) Neighborhood Reconstruction

CONFIRMATION OF RECOMMENDED PROJECTS

City of San Bruno

December 13, 2011

Crestmoor (Glenview) Reconstruction Project

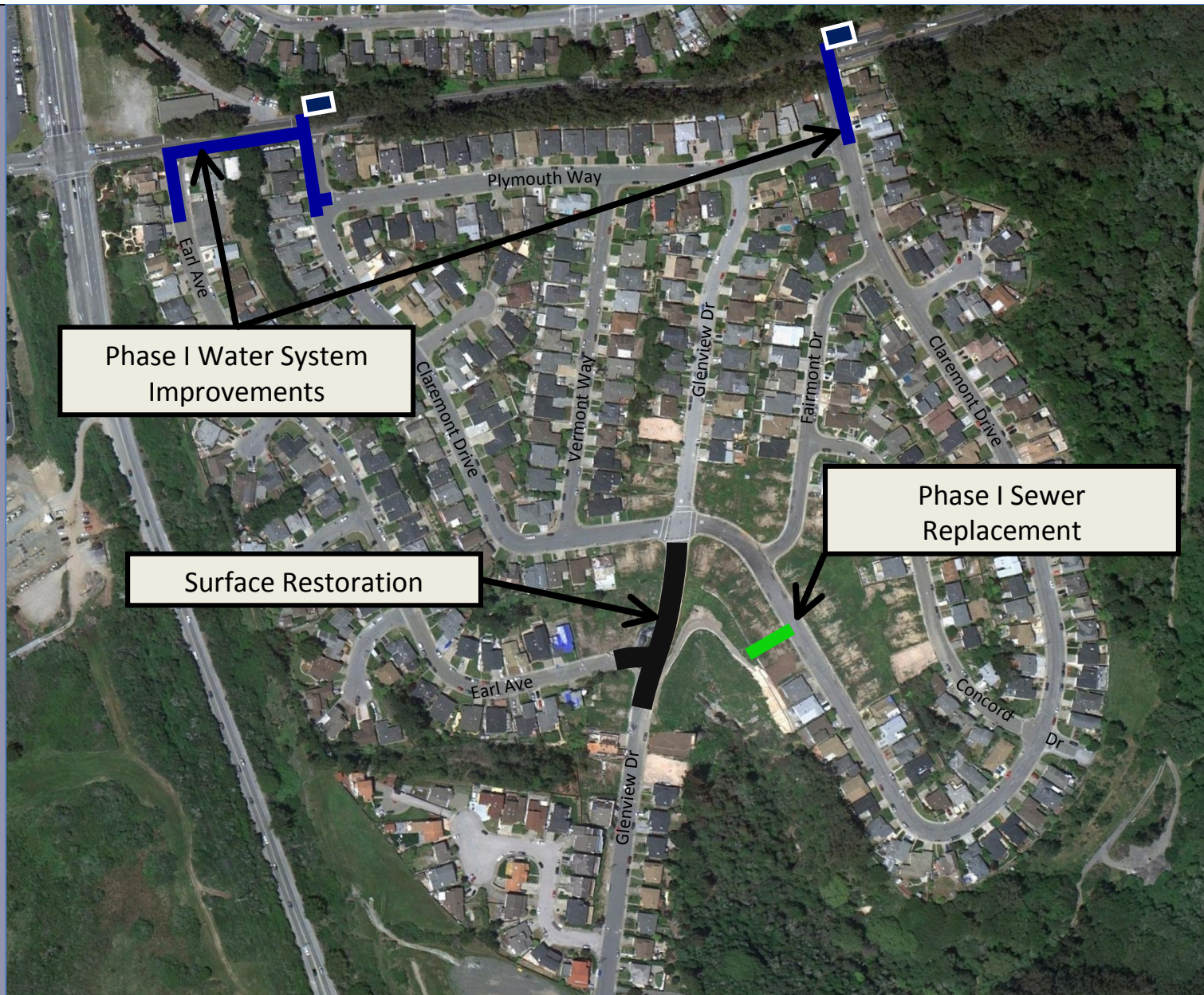
Recommended Infrastructure Repairs and Improvements

Purpose of tonight's agenda item is to confirm the guidance from the City Council that staff received at the Study Session held on November 8, 2011

Recommendations are based upon Basic Policy Questions discussed at the Study Session:

- *What is the geographic scope of the planned infrastructure replacement and reconstruction?*
- *Should the infrastructure repairs and improvements focus solely upon repairing specific damage or include rebuilding the entire neighborhood?*





**Completed/Approved*
Projects**

- *Surface Restoration work completed October 2011*
- *Phase I Sanitary Sewer Replacement - Under Construction*
- *Phase I Water System Improvements - Bid Opening 1/4/2012*

Summary of 11/8/11 Study Session

Repairs and Improvements grouped into three categories:

- *Improvements that must be made to return the utilities to pre-fire conditions and operation*
- *Improvements that are recommended to:*
 - *Maintain public safety*
 - *Meet current City & industry standards*
 - *Reduce future maintenance and replacement costs*
- *Improvements that are not vital but will provide additional benefit to the neighborhood*



Crestmoor (Glenview) Neighborhood Reconstruction Project – Issues Summary Sheet

Basic Project Assumptions:

- Homes are being rebuilt approximately 40% larger than previous
- New building code requires residences to be sprinklered
- Sprinkler requirement is driving new water service sizes to 1-½" (from ¾")
- Residents in neighborhood have requested traffic calming measures
- Basic infrastructure (waterlines, sewer lines, etc.) is 50+ yrs old
- Existing sewer system experiencing infiltration/inflow (I/I)
- Existing waterlines have internal sediment and corrosion (diminished capacity)
- Previous and ongoing collateral impacts to entire neighborhood (construction traffic, noise, dust, nuisance, etc.)
- Existing series streetlight system plagued by malfunctions & high maintenance
- Certain areas of neighborhood experience chronic drainage problems
- Pavement in some areas outside of fire area in need of rehabilitation

Improvements and/or replacement of infrastructure that must be made to return the various utilities to their fully operational/pre-fire condition and capacity.

Streets

- Reconstruct all streets and pavement, curb/gutter, & sidewalks that were damaged by the fire. This includes rebuilding all affected curb ramps to ADA standards.

Water

- Replace and upsize, to current standard, the portion of water system damaged or disturbed by explosion & fire; replace waterlines in reconstructed area.

Sewer

- Replace any sewer damaged by the explosion and fire (based upon TV inspection)
- Upsize current 8" section of pipe in Claremont Drive; replace sewer beneath reconstructed roadways

Storm Drainage

- Replace all storm drainage facilities damaged by the fire and explosion
- Provide "fix" for localized storm drain problems (low points, unconnected surface drainage & v-ditches, etc.)

Earl/Glenview Park

- Construct canyon rim "safety" measures to allow public access to former park area
- Replace park
- "Reforest"/re-plant canyon

~ \$3 – 4 Million

Improvements and/or replacement of infrastructure recommended to: maintain public safety, meet current City and industry standards, reduce future maintenance and replacement costs, and/or are good public policy.

Streets

- Implement traffic calming measures in reconstructed streets
- Provide an enhanced streetscape (traffic circle, bulb outs, decorative paving in intersections, etc.)
- Implement storm water treatment ("green streets", biofiltration, etc.) where practical
- Reconstruct/resurface/slurry seal remaining streets based upon condition (collateral impacts of construction traffic, etc.)

Water

- Replace and upsize (to current standard) the water system in remaining portions of neighborhood

Sewer

- Replace and upsize to current standard, the sewer system in all remaining areas of neighborhood
- Replace sewer laterals to cleanout or curb [also a City-wide policy issue]

Storm Drainage

- Upgrade storm drainage system to meet current design standard in all areas where roadways will be reconstructed
- Provide positive connection and/or outfall to street for all v-ditches in neighborhood

Streetlights

- Replace the streetlight system in the entire neighborhood (more reliable/ more efficient)

Earl/Glenview Park

- Enhance Park in existing footprint

~ \$9 – 11 Million

Improvements that are not vital; but: provide consistency across the entire neighborhood, is part of long-term City goals, provide aesthetic benefits, or set precedent affecting other areas of City.

Streets

- Replace damaged sidewalks in entire remaining neighborhood
- Reconstruct sidewalks/ramps to meet current ADA standards at all intersections in entire remaining neighborhood

Storm Drainage

- Perform inventory of surface drainage facilities within neighborhood and have the City assume a more active role in the Overall Surface Water Management [also a City-wide policy issue]

Streetlights

- Upgrade light fixtures to decorative standards that define the neighborhood

Earl/Glenview Park

- Construct and/or incorporate a memorial as part of the park reconstruction

Underground Utilities (~ \$9 – 10 Million)

- Perform undergrounding of all "dry" utilities currently on the poles (PG&E, AT&T, CATV, ComCast)
- Replace "backbone" coaxial CATV on poles with new fiber on poles

PG&E Line 132

- Require PG&E to remove Line 132 versus abandon in place and fill with slurry

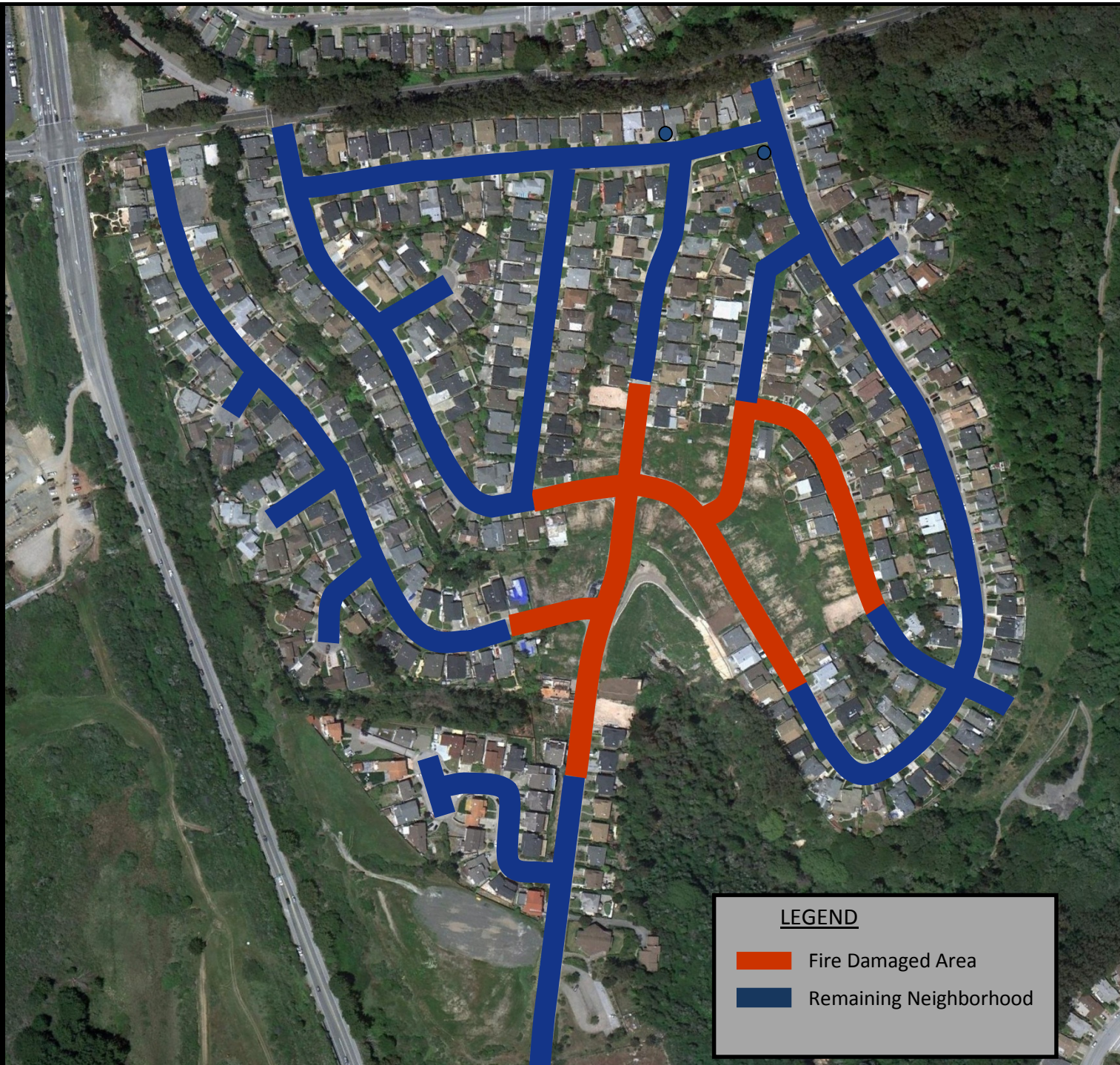
DRAFT 11/8/11



Project Assumptions

- New homes approximately 40% larger
- New building code requires sprinklers
- Sprinkler requirement is driving new water service sizes to 1-½ "
- Basic infrastructure is 50+ yrs old
- Sewer system experiencing infiltration/inflow (I/I)
- Waterlines have diminished capacity
- Streetlight system plagued by malfunctions & high maintenance
- Certain areas of neighborhood experience chronic drainage problems
- Pavement in some areas in need of rehabilitation
- Residents requesting traffic calming measures
- Ongoing collateral impacts to entire neighborhood





Recommended Projects

Streets

- Reconstruct fire damaged streets in entirety
- Reconstruct, overlay, or slurry seal remaining streets based upon evaluated condition
- Integrate traffic calming, enhanced streetscape, and stormwater treatment measure where practicable

Sewer

- Replace all damaged sewers in fire area
- Replace and upsize to current standard all sewer lines in remaining neighborhood



Recommended Projects

Water

- Replace all water lines in fire damaged area
- Replace and upsize to current industry standard all remaining waterlines within neighborhood

Storm Drainage

- Fix all drainage problems within fire damaged area (intersections, low points, connections of valley gutters, etc.)
- Address drainage issues in remainder of neighborhood in conjunction with recommended street improvements



Recommended Projects

Sidewalks/ADA Ramps

- Replace all fire damaged curb, gutter, and sidewalks
- Evaluate and repair/replace remaining neighborhood sidewalks based upon City standard criteria
- Install ADA accessible ramps at all intersections within neighborhood to meet current standards

Streetlight System

- Replace existing “series” streetlight system with new, more reliable and energy efficient streetlight system (LED or other current technology)
- Explore the installation of decorative light standards in neighborhood as desired by residents



Recommended Projects

Earl/Glenview Park

- Replant fire damaged area in Crestmoor Canyon with native species
- Replace existing park; explore possible expansion of park based upon input and feedback from community
- Convene process to gather input from residents on park (January 26, 2012 Community Meeting)



Undergrounding of Overhead Utilities

- Based upon feasibility analysis, staff does not recommend the undergrounding of utilities throughout neighborhood
- Challenges include:
 - Additional land rights required in front yards,
 - New service locations on side yards require trenching (hardscape/landscape),
 - Possible upgrade of wiring/cables within homes,
 - Cost (\$11.2 million)
- Staff will present results of feasibility analysis and recommendations to public at community meeting



Utility Undergrounding



Utility vaults and
transformers in front
yards



Crestmoor (Glenview) Reconstruction Project



Project Costs

Estimated Costs of Recommended Projects

\$ 9 – 11 Million construction costs*

\$ 1 Million “soft” costs (design, construction admin. etc.)*

** These costs are planning level estimates based upon preliminary study and analysis. Costs are subject to change depending upon extent of ultimate improvements and other factors.*



Schedule

December 2011 - Phase I Sewer Replacement Construction

January 2012 – Award Phase I Water Improvements

February – April 2012 – Phase I Water Construction

May – October 2012 – Phase II Recommended Projects
Construction

(Recommended Projects may be constructed in multiple phases)



Public Outreach & Input

- Neighborhood Community Meeting scheduled for January 26, 2012
- Website for Crestmoor Reconstruction expected to go “live” before the end of the year
- Park Reconstruction – staff to continue City Council’s direction to engage the public in the park redesign efforts



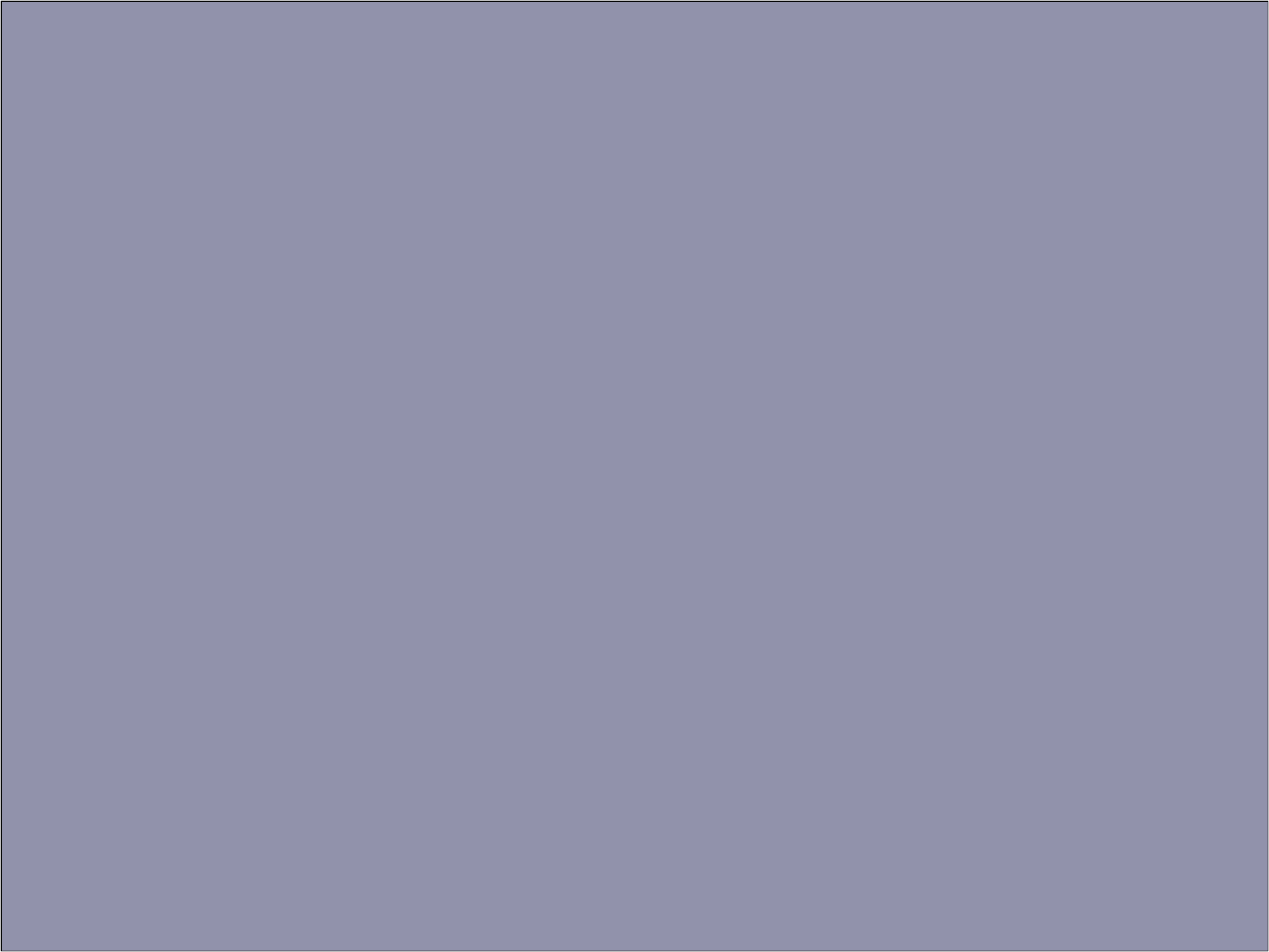
Requested Action

**Confirmation of the Scope of Infrastructure Repairs and
Improvements Related to the Reconstruction of the
Crestmoor (Glenview) Neighborhood**



Questions/Comments







Existing drainage issue at Fairmont Dr and Claremont Dr (no drainage inlets)

Heavily damaged pavement requiring reconstruction

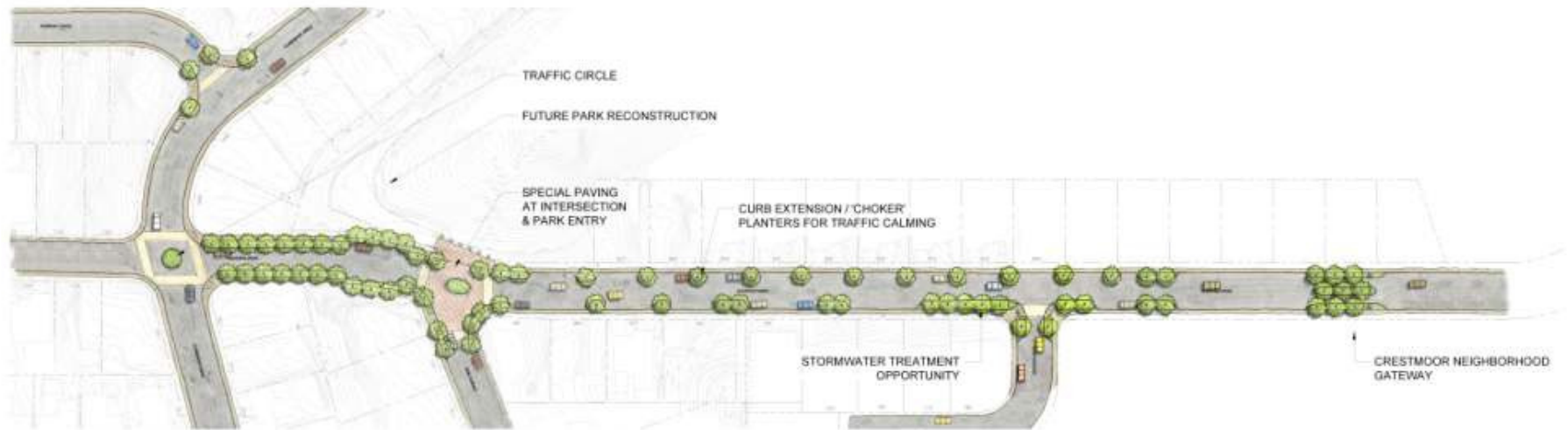




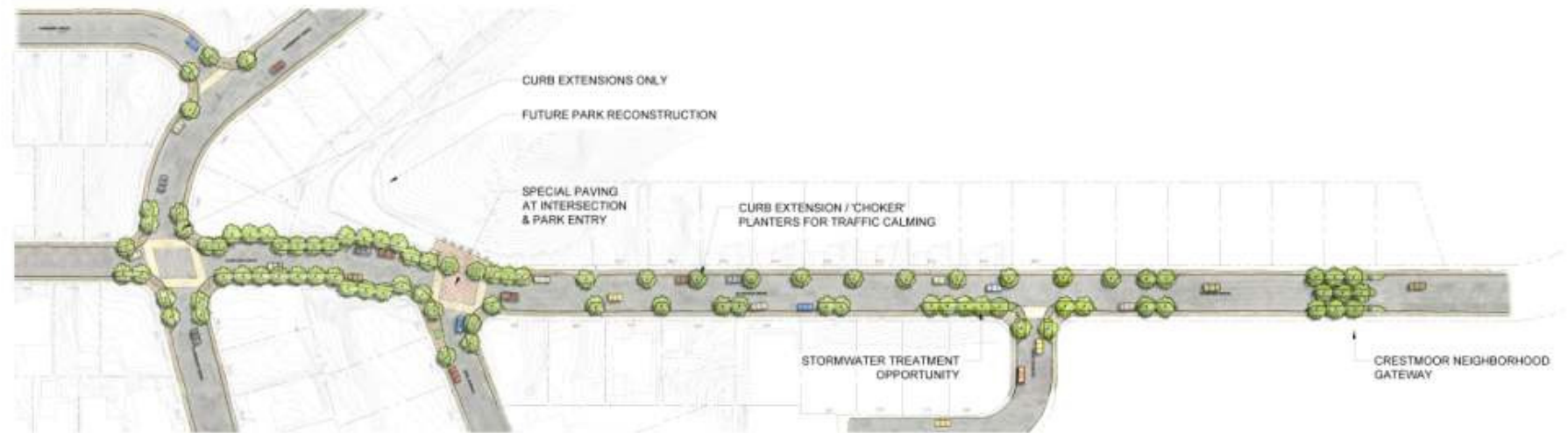
Existing Intersection (Glenview/Claremont)
without ADA compliant ramps

Intersection with ADA compliant
ramps





TRAFFIC CIRCLE OPTION



CURB EXTENSION OPTION



GLENVIEW RECONSTRUCTION OPTIONS

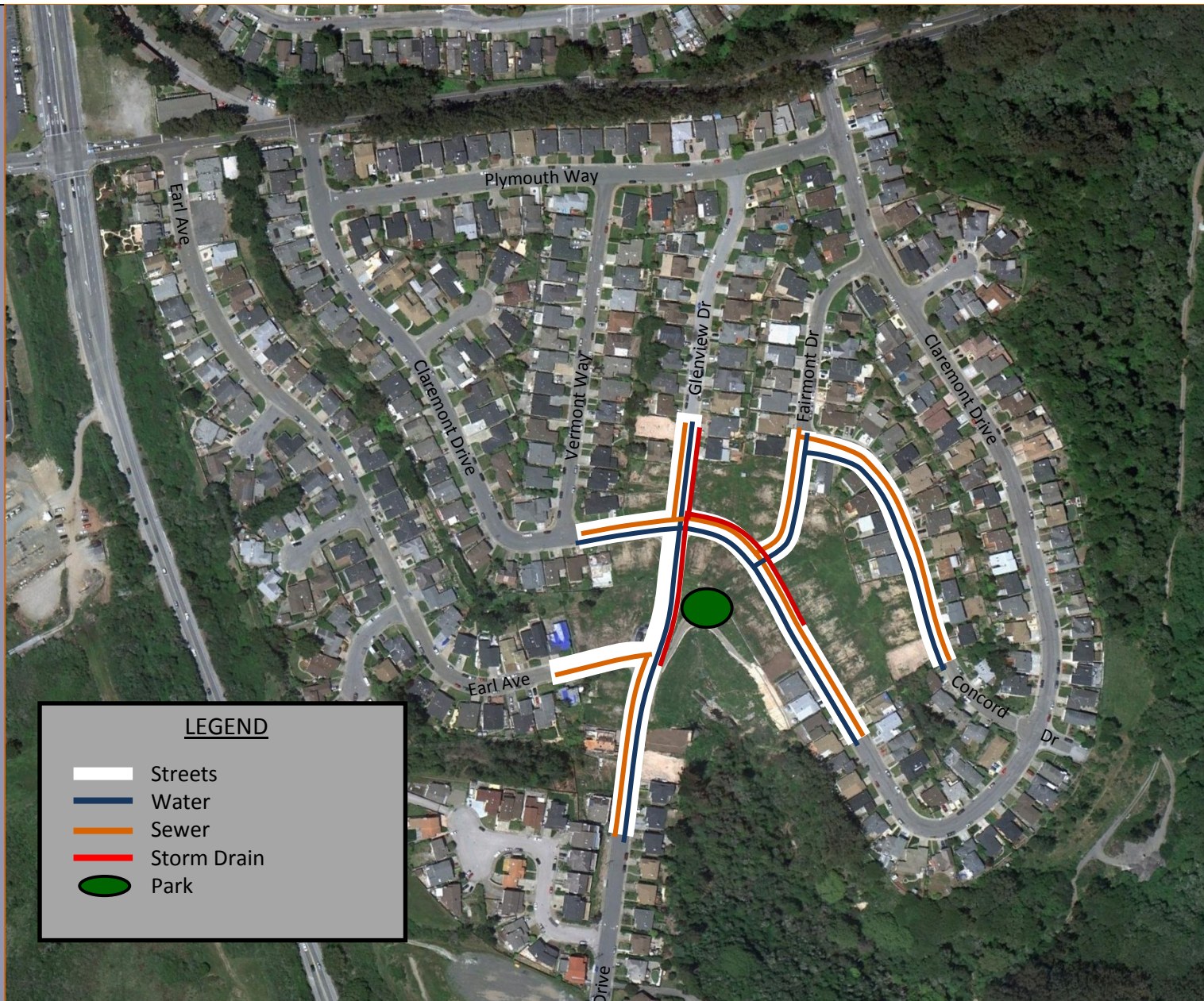
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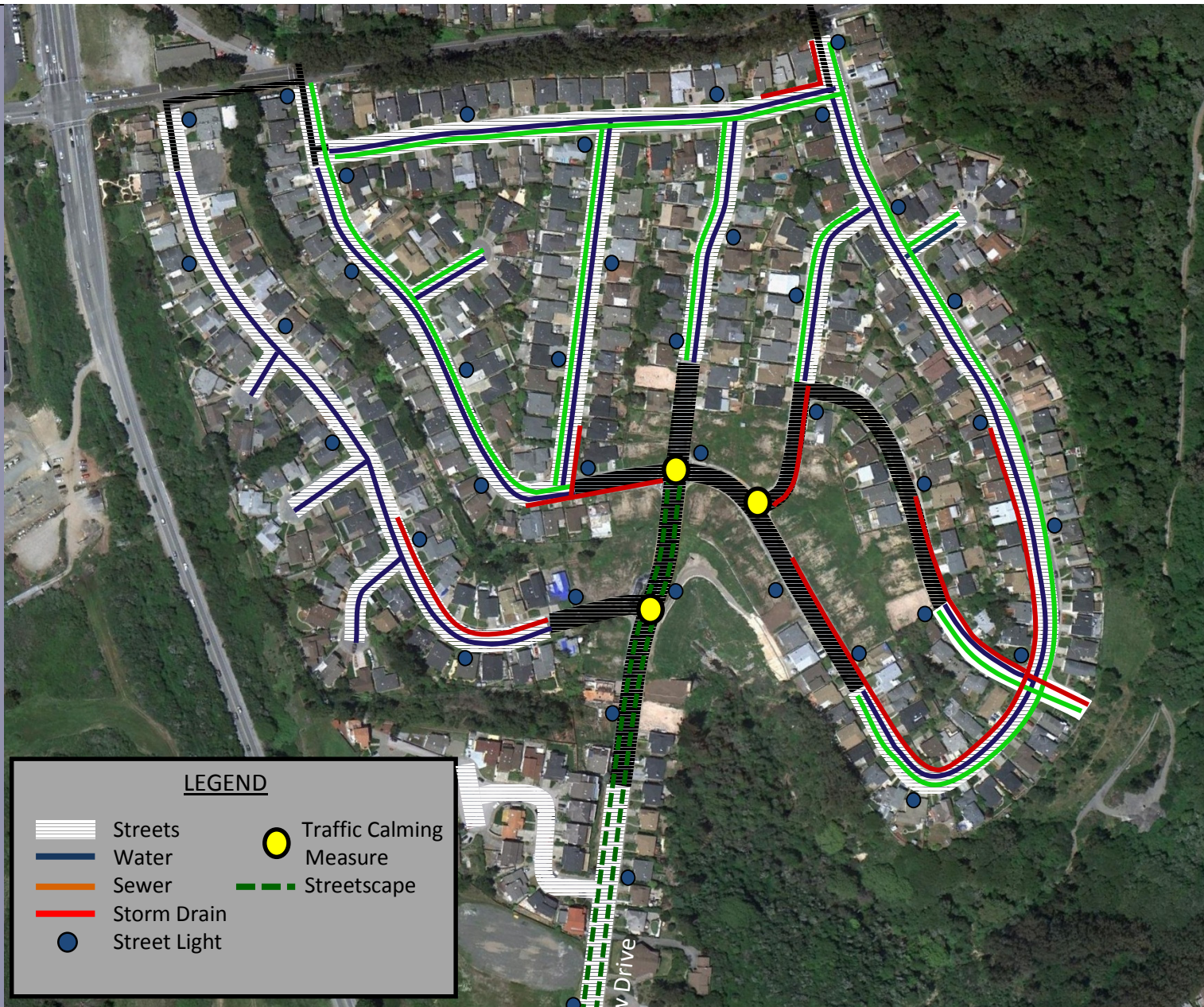
Enhanced Streetscape & Traffic Calming Measures



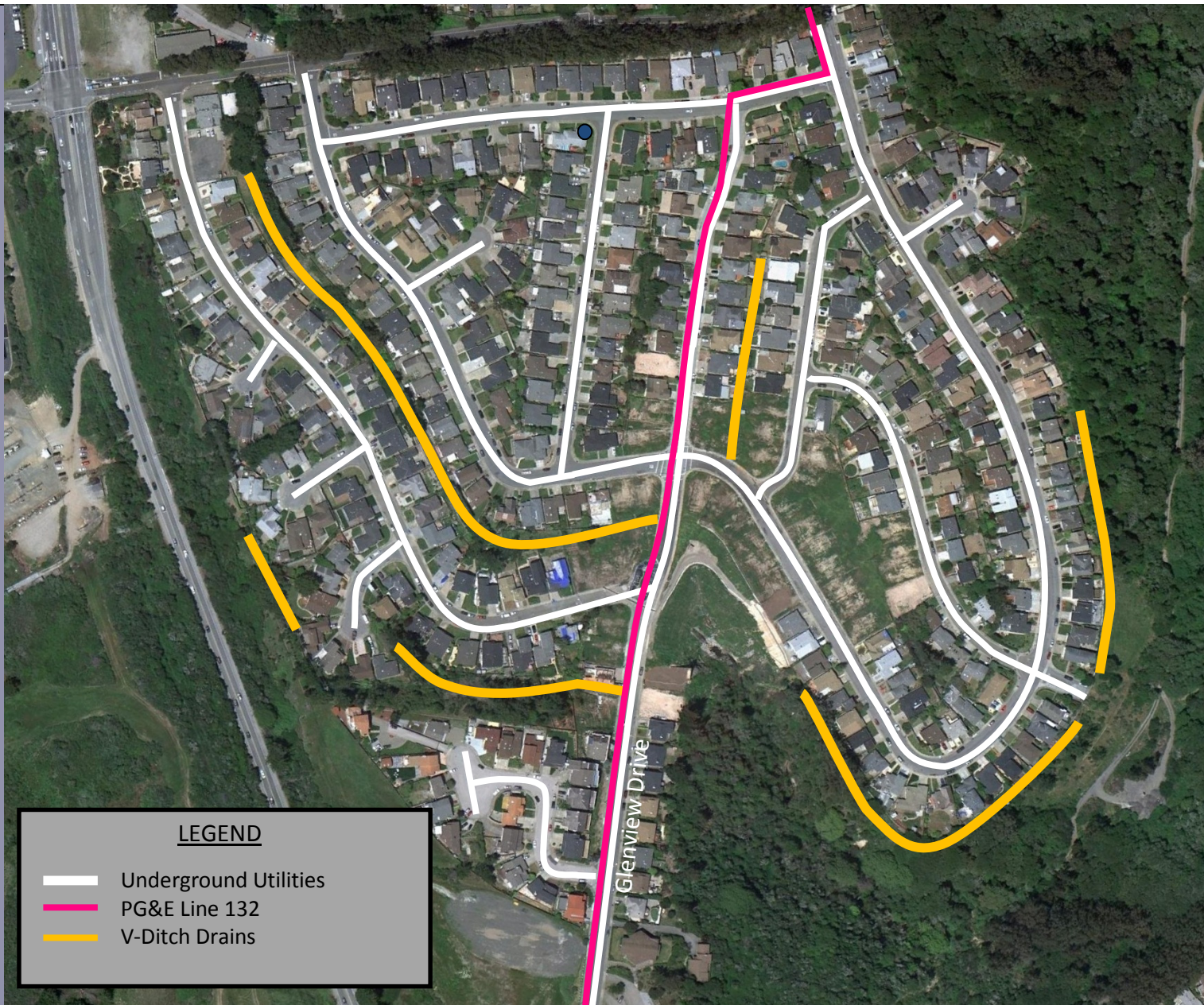
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